## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

20b Arkaringa Crescent, Black Rock Vic 3193

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$2,950,000		&		\$3,200,000			
Median sale p	rice							
Median price	\$2,325,000	Pro	operty Type	Hous	se		Suburb	Black Rock
Period - From	01/10/2023	to	31/12/2023		So	urce	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	22 Arkaringa Cr BLACK ROCK 3193	\$3,700,000	26/08/2023
2	44 Arkaringa Cr BLACK ROCK 3193	\$3,310,000	28/12/2023
3	20a Arkaringa Cr BLACK ROCK 3193	\$3,200,000	09/10/2023

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

30/01/2024 14:09

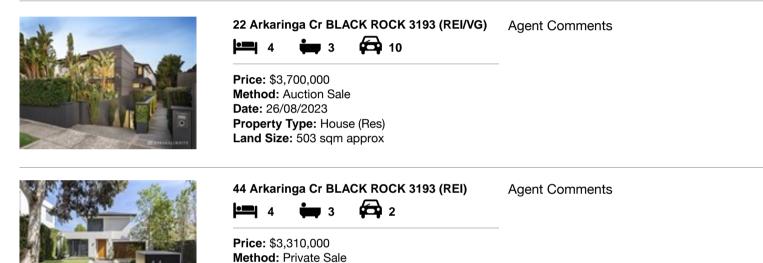






**Property Type:** Agent Comments Indicative Selling Price \$2,950,000 - \$3,200,000 Median House Price December quarter 2023: \$2,325,000

# **Comparable Properties**



20a Arkaringa Cr BLACK ROCK 3193 (REI/VG) Agent Comments



Price: \$3,200,000 Method: Private Sale Date: 09/10/2023 Property Type: House

Date: 28/12/2023 Property Type: House

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propertydata



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